

ITEM No.	GOAL: Coordinate Planning to Balance Infrastructure
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General Location Map

The area proposed to be utilized is located within existing classroom space in buildings occupied by the Holy Cross Lutheran Church, on the west side of N. Hayden Road, north of Thomas Road and south of Osborn Road. The westerly 1.3-acre portion of the church parcel is currently vacant.

**Adjacent Uses and Zoning:**

- North Office buildings in C-O PCD
- South Multi-family residential in R-5
- East (across Hayden) Single-family residential in R1-7
- West Golf course in O-S PCD

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

First Impressions Preschool has been operating in the Scottsdale Congregational United Church at 4425 N. Granite Reef Road for the past 20 years. Services offered include a private preschool, kindergarten and aftercare program for ages 6 – 12, with an average daily enrollment of 75 students. The preschool proposes to relocate to existing classroom space within buildings on the grounds of Holy Cross Lutheran Church.

The classrooms are presently used for bible classes on weekends, and commencing in 1973, were used during the week as preschool classrooms. That use was discontinued several years ago. First Impressions Preschool proposes to utilize all of the existing classroom space located within Building D, as well as a portion of existing classroom space within Building C.

Hours of operation will be Monday through Friday, 6:30 a.m. – 6:00 p.m. Drop-off will occur between 6:30 – 8:30 a.m., with most pick-ups between 4:00 – 5:00 p.m. The proposed circulation plan denotes the drop-off/pick-up point on the west side of Building C. Cars will enter at the north parking lot entrance on N. Hayden Road, continue west to Building C, then south and east around the Building D to the south exit and turn right onto N. Hayden Road.

The existing fenced play area north of Buildings D and B will be used for outdoor activities, as well as the courtyard area between the buildings. No outdoor loud speaker system or bell system is proposed. No outdoor activities or exterior lighting past 10:00 p.m. are proposed. Lunch will be catered in, and cold breakfast items and snacks will also be available for the students.

**Development Information.**

- Proposed Hours of Operation: 6:30 a.m. to 6:00 p.m. Monday through Friday
- Average daily attendance: 75 students
- State's Max. Licensing capacity: 90 students
- Parcel Size: 165,949 square feet (3.8 acres)
- State Required Outdoor Space: 75 sq. ft. per child for half the licensing capacity = 3,375 sq. ft.
- Existing Fenced Play Area: 3,797 sq. ft.
- Parcel Size: 165,949 square feet (3.8 acres)
- Open Space Required: 24% total lot area = 39,928 sq. ft.
- Open Space Provided: 40,589 sq. ft.
- Parking Required for School: 1 space per every 15 students plus 1 space

- per each /employee= 15 required
- Parking Required for Church: 1 space for every 300 sq. ft. of classroom area & other meeting areas PLUS 1 space for every 4 seats for fixed seating (or 1 space for every 30 sq. ft. of main sanctuary floor area) = 69 spaces required
  - Parking Provided: Total spaces on site = 96
  - Parking Lot Landscaping: Required = 15% of school parking lot area= 4,050 sq. ft. X 0.15 = 608 sq. ft.
  - Parking Lot Landscaping: Provided = 2,500 sq. ft.

## IMPACT ANALYSIS

### **Traffic.**

The preschool has been operating at the Scottsdale Congregational United Church of Christ at 4425 North Granite Reef Road. Traffic counts were obtained at this location on May 25, 2006, by Morrison Maierle, Inc. With an enrollment of 75 students, the school generated 45 trips during the a.m. peak hour, with 25 entering vehicles and 20 exiting vehicles. The school also generated 45 trips during the p.m. peak hour, with 23 entering vehicles and 22 exiting vehicles. The school generated approximately 220 daily trips.

The proposed site, which is occupied by the Holy Cross Lutheran Church, has two existing driveways on Hayden Road. The northern site driveway is restricted to left-in, right-in, and right-out turning movements. The southern driveway is restricted to right-in and right-out turning movements. Although there is concern about the limited site access, it is anticipated that the site will accommodate the estimated traffic that will be generated by the preschool. The preschool activity does not conflict with the primary church activity, which occurs during the weekday evenings and weekends.

### **Parking.**

A total of 84 spaces are required for both the existing church facility and the proposed preschool use. A total of 96 spaces exist on the site.

Church services are currently conducted Saturday 5:00 – 6:00 p.m., Sunday 9:00 a.m. – 12:00 p.m., and two Wednesday evenings per month bible study is held in Building D.

### **Site Development Standards.**

The existing site conforms to all applicable site development standards pursuant to Zoning Ordinance Section 5.102.B.8., development standards for uses subject to conditional use permit.

### **Police/Fire.**

Although the buildings were occupied by a preschool several years ago, the applicant will provide certification that the buildings to be occupied by the school have fire protection systems that are current and in service, prior to occupancy by the school. The nearest fire station is Fire Station No. 1, which is located approximately one-half mile west at Miller and Thomas Roads.

**Policy Implications.**

Zoning regulations allow for non-residential uses such as places of worship, schools, neighborhood parks, etc., that provide community assets and services essential to residential areas. The proposal would add a private preschool use within an existing church facility. With any request for a conditional use in the R1 zoning districts, each application must demonstrate that the granting of the use permit will not be materially detrimental to the public health, safety and welfare, and address additional standards if required.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **All preschool instructional activities will be conducted completely within the building. Outdoor play areas are oriented away from residential areas along the south side of the buildings.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The traffic generated by this use is during peak periods with approximately 51 vehicles in the 60-minute peak morning period and approximately 51 vehicles in the 60-minute peak evening period. The adjacent street infrastructure and internal church circulation system is adequate to accommodate the associated traffic. Adequate parking and student drop-off and loading areas are provided on the site.**
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - **The facility is self-contained. Outdoor play areas are situated on the north side of the buildings approximately 230 feet from residential uses to the south.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **Adjacent uses include offices to the north, golf course to the west and multi-family uses to the south.**
- C. The additional conditions specified in Section 5.102.B.8, as applicable, have been satisfied.
  - **The site is not within 500 feet of an adult use.**
  - **The preschool location is part of a larger 3.8-acre church site, and is more than the minimum required 86,000 square feet.**
  - **The existing Floor Area Ratio (FAR) on site is 0.09, which is less than the maximum 0.20 FAR allowed.**

- **There are no proposed outside speakers or bell systems.**
- **Open space provided on site exceeds the requirement of 24% of the total lot area.**
- **All outdoor lighting adjacent to the residential district is setback a minimum of 30 feet from the property line.**
- **A minimum six-foot high masonry wall exists on the side property lines adjacent to the residential district.**
- **The proposed location has frontage on a street classified as a minor collector or greater.**
- **A stipulation is included which prohibits outdoor activities after 8:00 p.m., unless otherwise approved with a special event permit.**
- **The playground and outdoor activity areas are adequately screened from the adjacent residential district.**
- **The existing building design is compatible with the adjacent residential neighborhood.**
- **The proposed circulation plan ensures minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, and pedestrian paths on site.**
- **Parking lot landscaping on site exceeds the requirement of 15% of the school parking lot area.**

**Community Involvement.**

The applicant has contacted property owners within 750 feet of the site. An open house was held on June 28, 2006, which was attended by six members of the community. Some of the attendees provided written comments, which were all favorable. Staff has received no opposition from neighbors.

**Community Impact.**

The existing buildings and site improvements will remain unchanged. The impact of this use on the surrounding areas is considered minimal. The circulation plan is sufficient to accommodate the proposed number of students utilizing the facility. Sufficient on-site parking is available, and internal circulation provides adequate connection through the site to the adjacent street. The proposal will offer an additional preschool service to the surrounding neighborhood.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval subject to the attached stipulations.

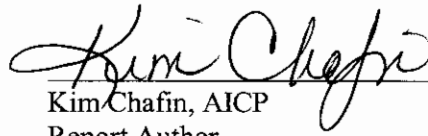
RESPONSIBLE  
DEPT(S)

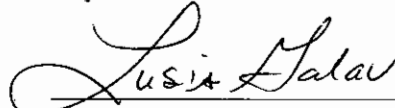
**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

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480-312-7734  
E-mail: kchafin@ScottsdaleAZ.gov

**APPROVED BY**

  
Kim Chafin, AICP  
Report Author

  
Lusia Galav, AICP  
Current Planning Director

**ATTACHMENTS**

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Traffic Impact Summary
6. Citizen Involvement
7. City Notification Map
8. Site Plan
9. Context Photos

## **STIPULATIONS FOR CASE 16-UP-2006**

### **PLANNING/ DEVELOPMENT**

1. **LIMITED ENROLLMENT.** A maximum of 90 students shall be enrolled at the school at any one time. Enrollment shall be verified to the City upon request to ensure compliance. If enrollment of additional students is desired, the applicant shall return for subsequent public hearings before the Planning Commission and City Council.
2. **OUTDOOR SPEAKERS.** No outdoor speaker or bell system shall be installed or used.
3. **OPERATIONS.** No outdoor activities shall occur after 8:00 p.m., unless otherwise approved through a special event permit.
4. **FIRE PROTECTION SYSTEMS.** Provide certification that the buildings to be occupied by the preschool have fire protection systems that are current and in service, prior to occupancy by the preschool, to the satisfaction of City of Scottsdale Fire Department.

### **ENVIRONMENTAL DESIGN**

1. **OUTDOOR LIGHTING.** All outdoor lighting, with the exception of security lighting, shall be turned off by 10:00 p.m.



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 6/8/06

Project No.: 318-PA-2006

Coordinator: Mac Cummins

Case No.: \_\_\_\_\_

Project Name: KidZone Learning Express

Project Location: 3110 N. Hayden Rd 85251

Property Details: Church

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R7

Proposed Zoning: R7

Number of Buildings: 3

Parcel Size: 166,661

Gross Floor Area/Total Units: 2688 sq ft

Floor Area Ratio/Density: \_\_\_\_\_

Parking Required: 100

Parking Provided: 118

Setbacks: N - 100 ft S - 23.75 ft E - 101 ft W - 598 ft

## Description of Request:

This is a proposal to facilitate the re-introduction of a private preschool, kindergarten and aftercare program on the Holy Cross Lutheran Church property. It is our desire to move First Impressions Preschool from its current location at Scottsdale Congregational United Church on Granite Reef Road into the existing classroom space on the Holy Cross grounds. Presently these rooms are being used for bible classes but were used as preschool classrooms approximately 5 years ago. We feel the proposed use will serve the needs of the surrounding community as well as the church.

Hours of operation will be 6:30am to 6:00pm Monday through Friday. The parking area is more than adequate for 10 staff members and will allow parents to safely drop off and pick up their children. Our average daily enrollment is 75 children. Drop-off occurs between 6:30 and 8:30 am with most pick-ups between 4:00 and 5:00 pm. This "staggered" traffic into the school should have minimal impact to Hayden Road. The school will not require any changes to ingress or egress.

The proposed use is allowable under District Regulations 5-100, R143. There will not be any outdoor activities past 10pm, no PA or exterior lighting. No modifications to the existing structures are planned; however appropriate fencing will be installed to keep the children confined to the school grounds. The school buildings are single story with poured concrete ceilings and each classroom has a door exiting into the common courtyard.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





Q.S.  
15-46

G.I.S. ORTHOPHOTO 2005

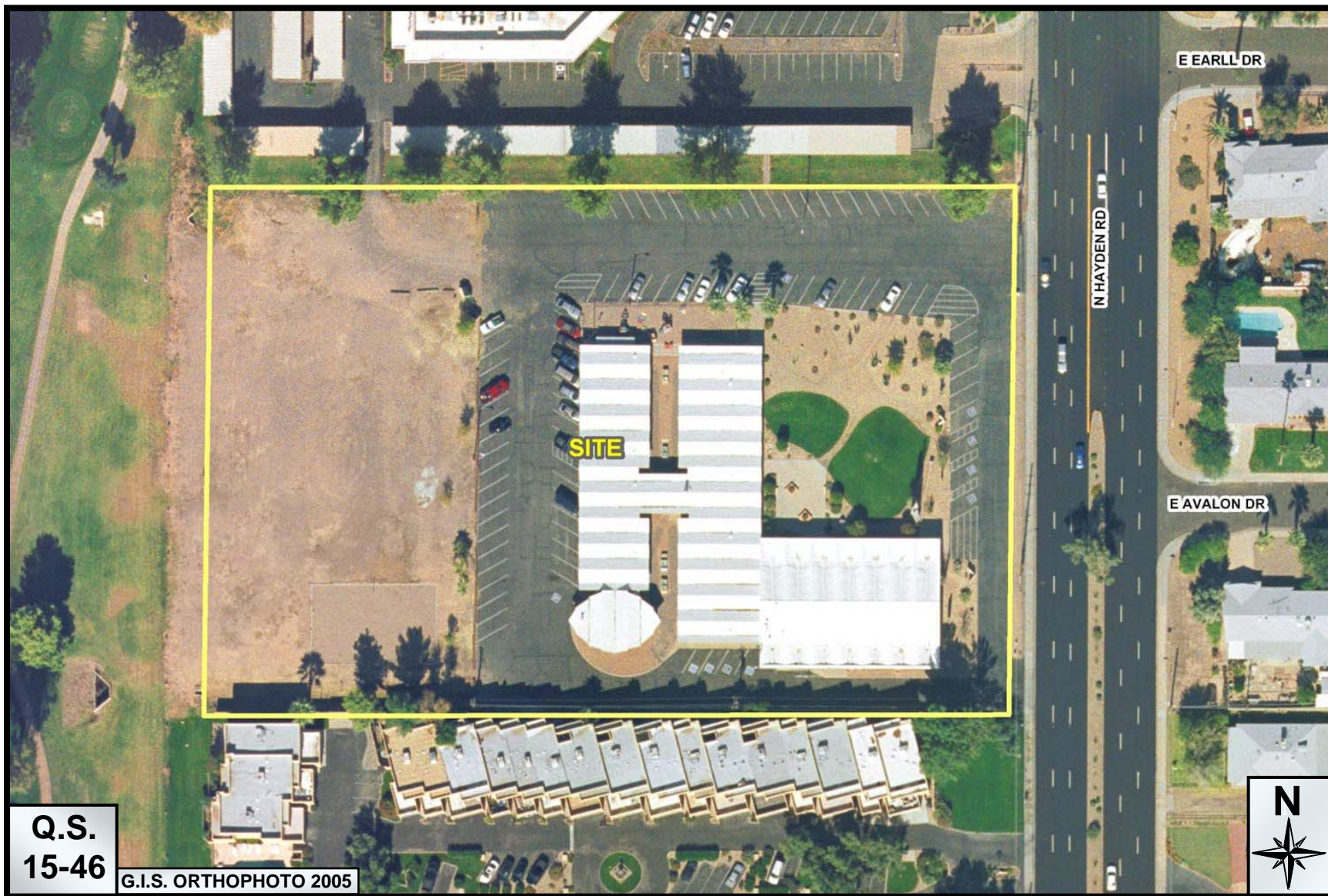
AS RD

First Impressions Preschool

16-UP-2006

ATTACHMENT #3





Q.S.  
15-46

G.I.S. ORTHOPHOTO 2005

First Impressions Preschool

16-UP-2006

ATTACHMENT #3A

This map illustrates the City of San Jose's zoning districts, with a specific 'SITE' highlighted in a red hatched box. The site is located within the R-5 PCD (Planned Community District) zoning district. Surrounding the site are various other zoning districts, including R-5, C-1, C-2, C-3, C-O, PNC, O-S, R-1-7, R-3, S-R, and R-5 (C). The map also shows major roads such as E 6th St, E Osborn Rd, E Earll Dr, E Avalon Dr, E Catalina Dr, E Verde Ln, E Thomas Rd, E Whitton Av, E Mulberry Ln, E Earll Dr, E Avalon Dr, E Catalina Dr, E Verde Ln, E Thomas Rd, E Hayden Rd, E 77th Pl, N 78th St, N 81st St, N 82nd St, N 81st Pl, and N 81st Wy.

**16-UP-2006**  
**ATTACHMENT #4**

**TO:** Marcie Berman, First Impressions Pre-School

**FROM:** Paul E. Basha, P.E., P.T.O.E. *Paul Basha*  
Kristie L. Beamer, E.I.T.  
Nye F. McCarty

**RE:** First Impressions Pre-School Relocation (M-M # 8591.001)

**DATE:** 8 June 2006

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**INTRODUCTION:**

First Impressions Pre-School intends to move their business from its existing location at the Scottsdale Congregational United Church of Christ at 4425 North Granite Reef Road to Holy Cross Lutheran Church at 3110 North Hayden Road. The city of Scottsdale has requested that the number of vehicles anticipated at the new location be determined.

**CONCLUSION:**

The relocated First Impressions Pre-School, with a student occupancy of 85 students, is anticipated to generate 18 vehicles in the peak 15-minutes and 51 vehicles in the peak 60-minutes in the morning, and 15 vehicles in the peak 15-minutes and 51 vehicles in the peak 60-minutes in the evening.

**EXISTING PRE-SCHOOL:**

To determine the anticipated number of vehicles at the new pre-school location, the number of vehicles entering and exiting the existing pre-school were observed and recorded. The count occurred on Thursday, 25 May 2006 between the hours of 6:30 AM and 9:00 AM, and 3:00 PM and 6:00 PM. No traffic movements were recorded between the hours of 9:00 AM and 3:00 PM. A total of 214 vehicle movements were observed; 106 entering, 98 exiting, and 10 vehicles in the parking area either prior to the recording of arrival times or subsequent to the recording of departure times. The time of arrival and time of departure was recorded for each vehicle. The peak 15-minute period and the peak 60-minute period during both the morning and evening hours were determined for First Impressions Pre-School.


On 25 May, 75 students were present at the existing pre-school. The existing pre-school occupies 2,500 square feet. These numbers can be utilized similar to the process described by the Institute of Transportation Engineers (ITE) in the publication, *Trip Generation*.

**16-UP-2006  
6-9-06**

### **DATA AND ANALYSIS OF EXISTING PRE-SCHOOL VEHICLE TRAFFIC:**

The existing First Impressions Pre-School with an occupancy of 75 students, experiences approximately 25 vehicles entering and 20 vehicles exiting during the morning 60-minute peak period from 8:00 AM to 9:00 AM. During the evening peak period, 4:45 PM to 5:45 PM, approximately 23 vehicles entered and 22 vehicles exited the parking area. Also, during the morning peak 15-minute period, 8:00 AM to 8:15 AM, nine vehicles entered and seven vehicles exited the parking area. During the evening peak 15-minute period, 4:45 PM to 5:00 PM, seven vehicles entered and six vehicles exited the parking area. A summary of the current peak period vehicle movements is provided in **Figure 1**.

**Figure 1: Existing Pre-School Traffic Volume**

PROJECT INDEPENDENT VARIABLE SIZE	EXISTING PRE-SCHOOL FIRST IMPRESSIONS PRE-SCHOOL STUDENTS 75			
		TRIPS		TOTAL
		ENTERING	EXITING	
<b>AM PEAK 15 MINUTES OF GENERATOR</b>	8:00 AM	55%	45%	
AVERAGE RATE	0.21	9	7	16
<b>PM PEAK 15 MINUTES OF GENERATOR</b>	4:45 PM	50%	50%	
AVERAGE RATE	0.17	7	6	13
<b>AM PEAK 60-MINUTES OF GENERATOR</b>	8:00 AM	55%	45%	
AVERAGE RATE	0.60	25	20	45
<b>PM PEAK 60-MINUTES OF GENERATOR</b>	4:45 PM	50%	50%	
AVERAGE RATE	0.60	23	22	45
Calculated by: NFM    Date: 05/30/2006 				


Based on an occupancy of 75 students, the average rate of trips generated per number of students is calculated to be 0.21 trips per student for the AM peak 15-minute period, and 0.60 trips per student for the morning peak hour. The evening peak 15-minute period average rate is calculated to be 0.17 trips per student. Both the morning and evening peak 60-minute periods are calculated to be 0.60 trips per student.

Additionally, the maximum number of vehicles simultaneously occupying the parking area adjacent to First Impressions Pre-School on 25 May 2006 was 12 vehicles. This parking area occupancy occurred during the morning peak 60-minute period at approximately 8:43 AM and again at 8:46 AM. During the afternoon, the maximum number of vehicles simultaneously occupying the parking area was 11 vehicles from approximately 3:00 PM to 3:07 PM.

### **ANALYSIS OF RELOCATED PRE-SCHOOL VEHICLE TRAFFIC:**

The existing pre-school traffic data was extrapolated to determine the anticipated vehicle traffic entering and exiting the relocated First Impressions Pre-School with an allowable occupancy of 85 students. These calculations are summarized in **Figure 2**.

**Figure 2: Proposed Pre-School Parking Area**

PROJECT INDEPENDENT VARIABLE SIZE	PROPOSED PRE-SCHOOL FIRST IMPRESSIONS PRE-SCHOOL STUDENTS 85			
		TRIPS		TOTAL
		ENTERING	EXITING	
<b>AM PEAK 15 MINUTES OF GENERATOR</b>	8:00 AM	55%	45%	
AVERAGE RATE	0.21	10	8	18
<b>PM PEAK 15 MINUTES OF GENERATOR</b>	4:45 PM	50%	50%	
AVERAGE RATE	0.17	8	7	15
<b>AM PEAK 60-MINUTES OF GENERATOR</b>	8:00 AM	55%	45%	
AVERAGE RATE	0.60	28	23	51
<b>PM PEAK 60-MINUTES OF GENERATOR</b>	4:45 PM	50%	50%	
AVERAGE RATE	0.60	26	25	51
Calculated by: NFM    Date: 05/30/2006 				

The First Impressions Pre-School at the existing Holy Cross Lutheran Church will have two Hayden Road accesses. These two accesses will be able to accommodate the anticipated traffic. The northern access has right-turns-in, right-turns-out, left-turns-in, and left-turns-out capabilities. The southern access will have right-turns-in and right-turns-out capabilities only.

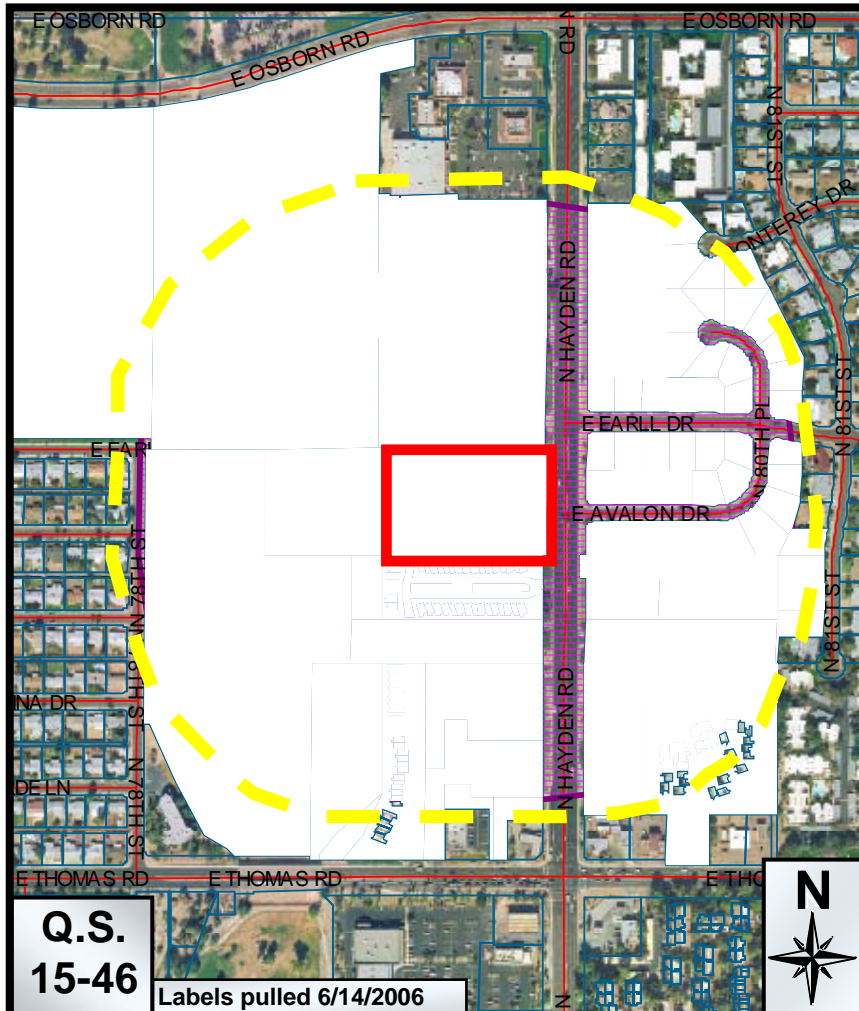
# **First Impression Preschool 16-UP-2006**

## **Attachment #6 Citizen Involvement**

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.



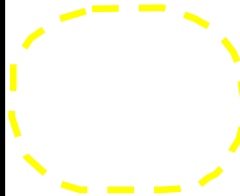
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750 feet

## Additional Notifications:

- Interested Parties List
- Adjacent HOAs

# First Impressions Preschool

## 16-UP-2006

ATTACHMENT #7





Pic 1 – Facing East across Hayden



Pic 2 – Facing South in front of Church



Pic 9 – Back side of classroom buildings looking East



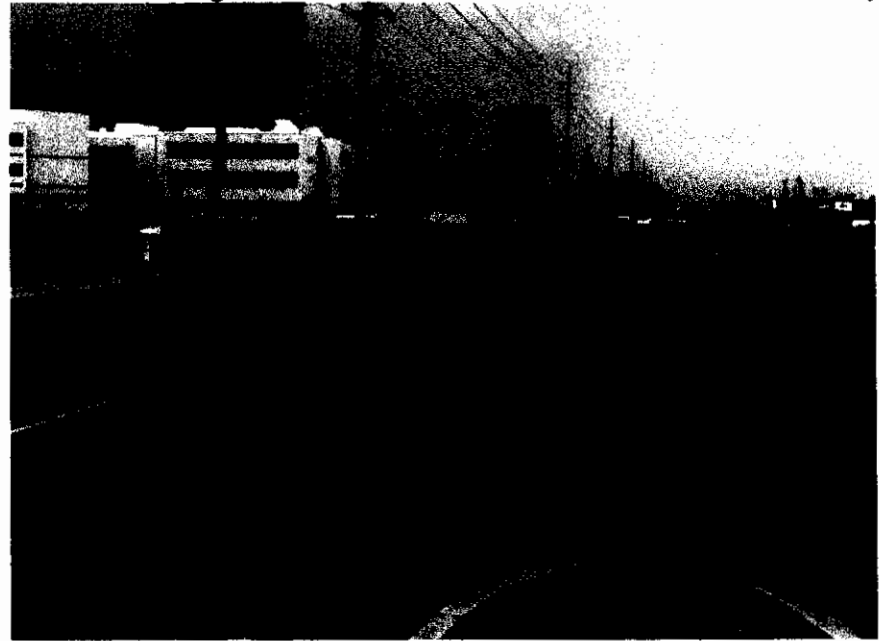
Pic 12 – Looking North along back side of classroom buildings



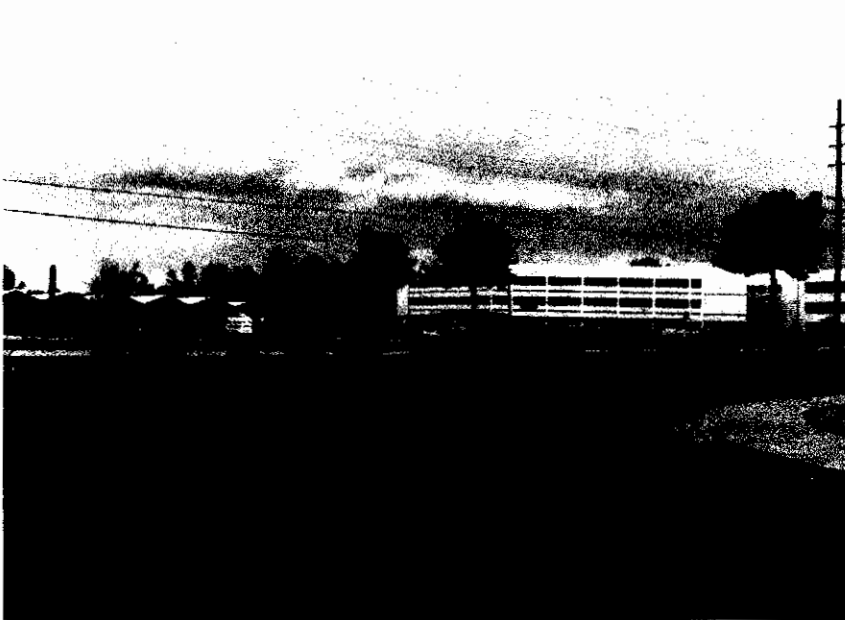
Pic 24 – Facing North from south of church



Pic 25 – Facing North from in front of church, with main driveway



Pic 26 – Facing front of church looking NW across Hayden



Pic 27 – Facing South from next prop to the north



Pic 28 – Facing South from in front of Church



Pic 29 – Facing South from North of Church



Pic 30 – Main driveway in front of church



Pic 31 – Front of church across Hayden



Pic 32 – North border of church property looking East from rear



Pic 33 – Facing South to Church from northern neighbor



Pic 34 – Northwest corner of church looking West



Pic 35 – Northwest corner of church looking North



Pic 36 – Southwest corner of church looking South



Pic 37 – Buildings to the South looking East from rear



Pic 38 – 2<sup>nd</sup> driveway looking West



Pic 39 – Playground

